

## BATH PLANNING BOARD MINUTES

January 19, 1999

A meeting of the Bath Planning Board was called on 1-19-99 for the purpose of conducting regular business.

### **MEMBERS PRESENT**

Bob Oxton, Chair  
Marjorie Hawkes  
Margie Lowe  
Tim Vrabel, Associate Member

### **MEMBERS ABSENT**

Jim Harper, Vice Chair  
Paul Karass  
George Pollard, Associate Member

### **STAFF PRESENT**

Jim Upham, City Planner  
Marsha Hinton, Recording Secretary

Bob Oxton, Chair, called the meeting to order at 6:11 p.m., and appointed Tim Vrabel as a voting member.

### **MINUTES OF THE JANUARY 5, 1999, REGULAR MEETING**

Tim Vrabel pointed out on page eight of the minutes was a misspelling. "Decenting" should be changed to "dissenting."

There being no further discussion on the January 5, 1999, meeting minutes, Bob Oxton, Chair, asked for a motion.

**TIM VRABEL MADE A MOTION, SECONDED BY MARGIE LOWE TO APPROVE THE JANUARY 5, 1999, MEETING MINUTES AS AMENDED.**

**UNANIMOUS AGREE.**

**Old Business: Site Plan Review** – Construction of new YMCA facility, Centre Street (Map 25, Lot 46) Bath Area Family YMCA applicant.

Jim Upham, City Planner, reported to the Board that since the last meeting he has had an opportunity to meet with the Fire Chief and develop a plan which was acceptable to all interested parties for fire access to the back of Huse School. He also reported that he has met with the Recreation Director and a compromise has been reached which is satisfactory to the applicant with regard to the service access road. He did, however, have some conditions regarding the use of the gate he would like the Board to consider. Both of these changes are shown on the site plan that is before the Board for approval tonight. Mr. Upham added further that he believes that the plan before the Board meets all the requests from the Board and that it should be approved.

Tim Vrabel asked the applicant to explain how the service access road had been altered.

Rob Prue pointed out the changes on the site plan.

The Board held discussion on the site plan, the lighting, elevations, siding and scheduling of delivery services.

There being no further discussion by the Board, Bob Oxton asked for a motion.

**TIM VRABEL MADE A MOTION, SECONDED BY MARGIE LOWE, TO GRANT FINAL APPROVAL OF THE SITE PLAN OF NEW YMCA FACILITY, CENTRE STREET (MAP 25, LOT 46) WITH THE CONDITIONS THAT THE GATE TO BE INSTALLED BE KEPT CLOSED AND LOCKED WHEN NOT IN USE FROM APRIL 1<sup>ST</sup> TO OCTOBER 31<sup>ST</sup> OF EACH YEAR, THE HOURS OF OPERATION ON THE GATE BE RESTRICTED TO NO LATER THAN 4:00 PM ON WEEKDAYS AND NO USE ON SATURDAY OR SUNDAY (EMERGENCY USE THE ONLY EXCEPTION), AND THE GATE BE MAINTAINED IN A MANNER THAT INSURES ITS PROPER OPERATION.**

**UNANIMOUS AGREE.**

**New Business: Site Plan Review** – Filling and reclaiming of an abandoned clay pit – Ridge Road (Map 16, Lot 4) Harry C. Crooker & Sons, Applicant.

Tom Sturgeon, Chief Engineer, stated that the applicant was before the Board to ask for site plan approval to fill an abandoned clay pit located on Ridge Road. This would not only reclaim this abandoned pit, but also provide a place for the dredge spoil from the BIW project.

Tim Vrabel asked what the estimate on the number of trucks needed, the time estimate for completion, and hours of operation.

Tom Sturgeon replied that it would be approximately 3,000 truckloads at 16 to 18 cubic yards per load. He added that since this project is tied into the BIW project it is governed by the conditions placed upon the BIW project by this Board. He anticipated that this project would take no longer to complete than June.

Margie Lowe asked if it would be graded over and grassed.

Tom Sturgeon stated that it would.

The Board held discussion on the conditions applied to the BIW project, skill level of truck drivers, consideration for school zones, and routes of travel.

There being no further discussion from the Board, Bob Oxtan, Chair opened the floor to any members of the public who wished to comment.

Jim MacPhee stated that he lived across the street from this site and had no objection to this project. He did express concern over potential dust from this site during late Spring and Summer.

Ted Crooker stated that they would use various dust control methods, including a vacuum broom to sweep the street.

Jim Hogan abutter to the site stated that he is in favor of this project and added that the drivers that Harry C. Crooker and Sons use are excellent drivers.

There being no further comment from members of the public present, Bob Oxtan, Chair, closed the public portion of the meeting.

Bob Oxtan, Chair, asked if there was a plan for repair of roadway after completion of this project.

Tom Sturgeon stated that they would be video taping the truck routes before and after completion.

The Board held discussion on the video taping process, history of this site, the BIW project conditions, point of contact for this project and impact on traffic.

Tim Vrabel recommend that notice be published in the local paper to alert drivers that traffic would increase along the routes. He emphasized that this was just a recommendation and not a requirement.

Jim Upham stated that he would also contact the public relations person for the BIW project and asked that they send a letter notifying residents in that area of the use increase.

Marjorie Hawkes stated she agreed with Tim Vrabel's suggestion regarding publication and was in favor of this project.

There being no further discussion from the Board, Bob Oxtan, Chair, asked for a motion.

**TIM VRABEL MADE A MOTION, SECONDED BY MARJORIE HAWKES TO GRANT SITE PLAN APPROVAL TO FILLING AND RECLAIMING OF AN ABANDONED CLAY PIT ON RIDGE ROAD (MAP 16, LOT 4); WITH THE**

**CONDITIONS WHICH APPLY TO THE BIW PROJECT BEING ATTACHED  
HERETO AND MADE A PART HEREOF.**

**UNANIMOUS AGREE.**

**Other Business:** Land Use Code workshop

Jim Upham, City Planner, asked the Board for input into what they would judge was necessary for review by the Board and what was more appropriate for review by City staff. He mentioned specifically the Rogers True Value storage addition project.

Discussion was held by the Board on how different municipalities set similar review guidelines, various projects which have come before the Board, providing a forum for the public, and protection of the environment. Consensus of the Board was to leave the process as it is for now.

There being no further discussion, Bob Oxton, Chair, called for a motion to adjourn.

**MARGIE LOWE MADE A MOTION, SECONDED BY MARJORIE HAWKES TO  
ADJOURN THE MEETING AT 7:00 P.M.**

**UNANIMOUS AGREE.**

Minutes prepared by Marsha Hinton, Recording Secretary